



CITY OF HAYWARD AGENDA REPORT

Planning Commission

Meeting Date 1/8/04
Agenda Item 4

TO: Planning Commission

FROM: Carl T. Emura, Associate Planner

SUBJECT: Conditional Use Permit Application No. PL 2002-0098 – Request to Construct a Restaurant With a Bar and Operate a Night Club

Variance No. PL 2002-0099 – To Allow a Reduction in the Front Setback From 20 Feet to 14 Feet

Parking Exception - Request to Waive the 15 Percent Tractor/Trailer Parking Requirement and to Reduce the Parking Requirement from 72 Spaces to 67

Robert Lavassani (Applicant/Owner)

The Property is Located at 1705 West Winton Avenue in the Industrial (I) District

RECOMMENDATION:

As the staff does not support the variance request or parking exception, denial of the project is recommended, subject to the attached findings. If a project is denied, environmental review is not required under the California Environmental Quality Act (CEQA).

DISCUSSION:

The site contains 3 parcels along West Winton Avenue, owned by the applicant, and a portion of a parcel (6,750 square feet) adjacent to the site leased (30 years) to the applicant. The building on the portion of the leased parcel would be demolished to provide an area for parking associated with the restaurant. The total site area contains 44,012 square feet. Three streets bound the site, West Winton Avenue to the south, Corsair Boulevard to the east and Cloud Way to the west. As a condition of development, the applicant would be required to dedicate a 14-foot strip of his parcel along Cloud Way for street widening. The site is currently occupied with legal nonconforming single-family and multi-family dwellings (Residential use is not permitted in the Industrial District). The area is predominately developed with industrial building, although there are also legal nonconforming residential structures in the vicinity

(across Corsair Boulevard and across West Winton Avenue). The property is zoned *Industrial (I)*, and the General Plan Designation is *Industrial Corridor*.

Proposal

The applicant proposes to construct a 5,100 square-foot, 180-seat full-service restaurant with a bar. The structure would cover approximately 11.6 percent of the site. In order to accommodate the project, the legal, nonconforming four-unit apartment building and two, legal, nonconforming single-family dwellings will be razed. The architecture of the residential structures (c. 1940s) is insignificant. Most of the eating establishments in the Industrial District cater to the breakfast and lunch crowd. The applicant proposes to establish a full-service restaurant and bar, including an area for banquets and live entertainment. In addition to lunch the facilities would remain open during the evenings and weekends. The restaurant and bar would operate Monday through Friday, from 11 am to midnight. The restaurant and bar would be available for banquets on Saturday and Sunday from 11 am to midnight. The restaurant would serve American and International food.

In order for a bar to be considered, the Zoning Ordinance requires that the applicant apply for a conditional use permit. For a conditional use permit to be considered, the bar must be located a minimum of 500 feet from any other on-sale or off-sale liquor establishments (with the exception of exempted establishments) or of any school, public park, library, playground, recreation center, day care center or other similar use. The nearest on-site establishment is located in Raja, an Indian Restaurant and Bar, which is approximately 1,250 feet away. There are no schools, public park, library, etc within 500 feet of the proposed establishment.

The California Department of Alcoholic Beverage Control (ABC) indicates that there is an over-concentration of liquor licenses in Census Tract 4371 in which subject property is located. There are nine on-site establishments with liquor licenses and five off-site establishments with liquor licenses where only a total of seven are allowed. In order to secure licenses in census tracts identified as having an over-concentration of liquor licenses, ABC requires a Letter of Public Convenience or Necessity from the city in which the establishment is located. Census Tract 4371 spans the whole stretch of the Industrial District west of Hesperian Boulevard, including the Hayward Executive Airport and the residential area south of Highway 92 and west of Hesperian Boulevard. Some of the business with liquor licenses in this census tract, include Russell City Grill (Clawiter Road), Airport Deli (Corsair Boulevard), Kaiser Foundation Hospital (Hesperian Boulevard), Linda Flowers (Depot Road) and Signature Wine Cellars (Barrington Court). The number of residents in a census tract determines the number of liquor licenses allowed, and there are relatively few residents in this census tract. Because the liquor establishments are dispersed over a very large area where there are very few residents, and the industrial area is underserved by full-service restaurants, staff is supportive of providing a letter of public convenience.

Should the Planning Commission approve a bar and live entertainment, the Hayward Police Department would recommend limiting the hours of alcoholic beverage sales from Sunday to Thursday to 10 am to 10 pm and on Friday and Saturday from 10 am to midnight. They would also recommend that no cover charge be collected at the door for any event and would require a minimum of two California Department of Consumer Affairs licensed security guards when providing live entertainment.

The proposed design of the restaurant façade has a Mediterranean flavor, with a rich mixture of textures and ornamentations. It would be a linear form, set parallel to the adjacent building with a two-story tower and covered entry way. The restaurant would have a skylight located over a part of the dining area. The bar/lounge would be located front and left of the lobby and the restrooms would be located front and right of the lobby. A wall of windows would be located along the lounge area facing the east side of the building. Generally staff finds the design attractive but believes the entry tower is out of proportion with the rest of the building when viewed from West Winton Avenue.

The restaurant would have vehicular access on Cloud Way and Corsair Boulevard. Only a right hand turn into the site and left hand turn out of the site would be allowed on Corsair Boulevard as a landscape median separates north and south bound lanes. Scattered landscape planters would be provided along the exterior of the restaurant and along the perimeter of the site.

Variance

A 20-foot front yard landscaped setback is required along West Winton Avenue (a 20-foot front yard setback is required along corridor streets in the Industrial District), and the applicant proposes a 14-foot front yard setback, which requires approval of a variance. Typically, there is at least 22.5 feet of landscaping along the front property line as 2.5 feet are used for vehicle overhang. (The 2.5 feet cannot be counted toward meeting the 20-foot setback as vehicles overhang this area.) The applicant is proposing to install a 16.5-foot deep landscaped front yard, which includes 2.5 feet for the vehicle overhang.

The applicant believes that the 14-foot street dedication on Cloud Way severely reduces the developable area of his property and that he is further constrained by landscape setback requirements on three sides of his corner property, where interior lots typically have only one front-yard landscaped setback. For these reasons, he believes that a variance to the front yard landscape requirement is justified. Staff concurs that the site is constrained by the three street frontage setback requirements; however, adequate space remains to construct a restaurant on the site without the need for a variance. Moreover, given its prominent location along a major arterial and at the entry to an industrial park, in staff's opinion a minimum 20-foot front yard setback is important to create an attractive streetscape and setting for a restaurant. Further, because the property is flat and generally rectangular in shape and considering that no variances for a reduction of the front yard setback has been approved in this area since the adoption of the requirement for a 20-foot front setback along corridor street in the Industrial District, staff does not support approval of the variance.

Parking Exception

The parking requirement for restaurant is one parking stall for each three seats in the dining area, plus one parking stall for each 200 square-feet in the remaining portions of the restaurant. For the proposed restaurant with 189 seats in the dining area, 72 parking stalls area required. The applicant is requesting a parking exception to allow for a reduction in the number of parking spaces required. Only 67 of the 72 required parking stalls would be provided on site. An additional 13 parking spaces would be available along West Winton and Cloud Way. In addition the applicant is requesting to waive the 15 percent truck/ trailer parking requirement. In the Industrial District, at least 15 percent of the parking is required to accommodate tractor/trailer combinations if the site abuts a street that has no parking lane on either side of the street. In this instance, parking is currently available on both sides of West Winton Avenue as well as Cloud Way, so the requirement for on-site truck parking does not apply. There are signalized crosswalks across at the intersection of West Winton Avenue and Corsair Boulevard, which allows for safe crossing across West Winton Avenue.

In regard to the parking reduction, there are two bus stops, on both sides of West Winton Avenue, approximately 100 to 150 feet from the site. However, the bus stops must be adjacent to the site in order to allow for a reduction in the number of required parking spaces, and the limited bus service to the area would make it difficult to consider a bus as a viable transportation alternative to a diner or restaurant employee. Regardless of the proximity to public transportation, staff believes the parking requirements could be met if the restaurant were redesigned.

Unlike variances, parking exceptions may be granted where unnecessary or unusual hardship is shown and where the exception will not defeat the purposes of parking or zoning ordinance. In this case, staff believes the project could be redesigned so that the parking requirement could be met and to not require adequate on-site parking could result in impacts on adjacent properties, especially when banquets are held or should the nightclub prove to be very popular.

Environmental Review

A project that is denied does not require review under the California Environmental Quality Act (CEQA). Should the Planning Commission wish to approve the project, staff will have to prepare the appropriate environmental documents and conditions of approval for review at a later date

Public Notice

On, February 21, 2002, an Official Notice was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. The city received two responses against the application in response to the official notice. Both individuals cited concerns about the bar, increased traffic and noise.

On December 29, 2003 a Public Hearing Notice was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. CommPre responded to the notice and recommended denial of the application indicating the increase traffic and noise would adversely affect the existing homes in the surrounding area and because of the location, patrons would be required to drive to and from the restaurant/bar/nightclub, which would increase the risk of driving while intoxicated. With regard to nearby housing, there is a legal, nonconforming single-family dwelling a little over 100 feet away from subject property, across West Winton Avenue, and a legal, nonconforming duplex approximately 130 feet away also across West Winton Avenue. A legal, nonconforming single-family dwelling is situated approximately 90 feet away across Corsair Boulevard. As the City's General Plan indicates that the properties on which these homes are located will eventually be developed with industrial uses, no mitigation measures are recommended that would further limit the use of the restaurant/nightclub. Because bus service is not frequent, especially during evening hours, alternative modes of transportation would be limited to taxi service.

Conclusion

While staff is generally supportive of the design of the building as well as the full-service restaurant and nightclub in an area that is underserved by this type of facility, the project could be designed so that all minimum design and parking requirements are met. An approximately 4,800-square-foot restaurant with about 174 seats could be constructed on the site without the need for variances. For this reason, staff recommends denial of the application. Because the applicant has spent a considerable amount of time and resources and engaged two design specialists who have been unsuccessful at designing an attractive restaurant that meets the City's requirements, the applicant has been disinclined to make further investments in the design phase of the restaurant.

Prepared by:



Carl T. Emura ASLA
Associate Planner

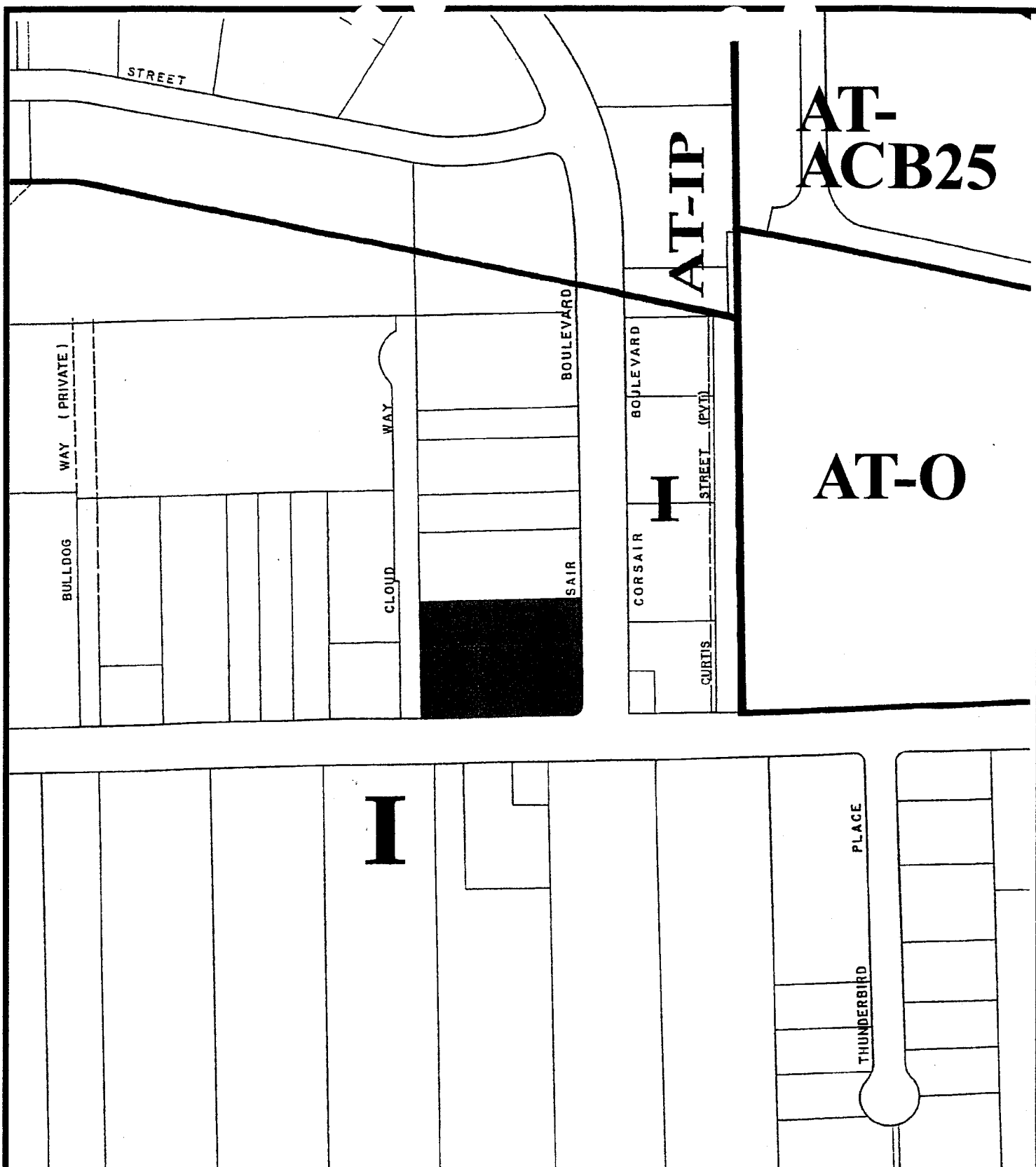
Recommended by:



Dyana Anderly, AICP
Planning Manager

Attachments:

- A. Area & Zoning Map
- B. Findings for Denial
- C. Liquor Licenses in Census Tract 4371
- D. Letter from CommPre dated 12/30/03
Plans/Elevations/Perspectives



Area & Zoning Map

PL-2002-0098/0099 UP/VAR

Address: 1705 W Winton Ave

Applicant: Robert Lavassani

Owner: Robert Lavassani & Remo Buti

**CITY OF HAYWARD
PLANNING DIVISION
January 8, 2004**

Conditional Use Permit Application No. PL 2002-0098 – Request to construct a restaurant with a bar and live entertainment.

Variance No. PL 2002-0099 – Request to allow a reduction in the front setback from 20'-0" Feet to 14'-0" Feet.

Parking Exception - Request to allow a reduction in the parking requirement from 72 to 67 parking spaces.

Robert Lavassani (Applicant/Owner)

The site is located at 1705 West Winton Avenue (APN: 432 0072 004-02, 005, 006-02) and on a portion of 21670 Cloud Way (APN: 432 0072 007-04) in the Industrial (I) District

FINDINGS FOR DENIAL

Conditional Use Permit - Bar and Live Entertainment

- A. A project that is denied does not require review under the California Environmental Quality Act (CEQA).
- B. The proposed use is not desirable for the public convenience in that adequate parking has not been provided for the proposed uses.
- C. The proposed use will impair the character and integrity of the zoning district and surrounding area in that the reduction in the front yard setback will not adequately define West Winton Avenue as a major corridor street and would be inconsistent with the front setbacks of the more recently developed properties in the vicinity.
- D. The proposed use is not in harmony with applicable City policies and the intent and purpose of the Industrial District in that it does not comply with the front setback requirements for a property along a major corridor street in the Industrial District.

Variance - Front Setback

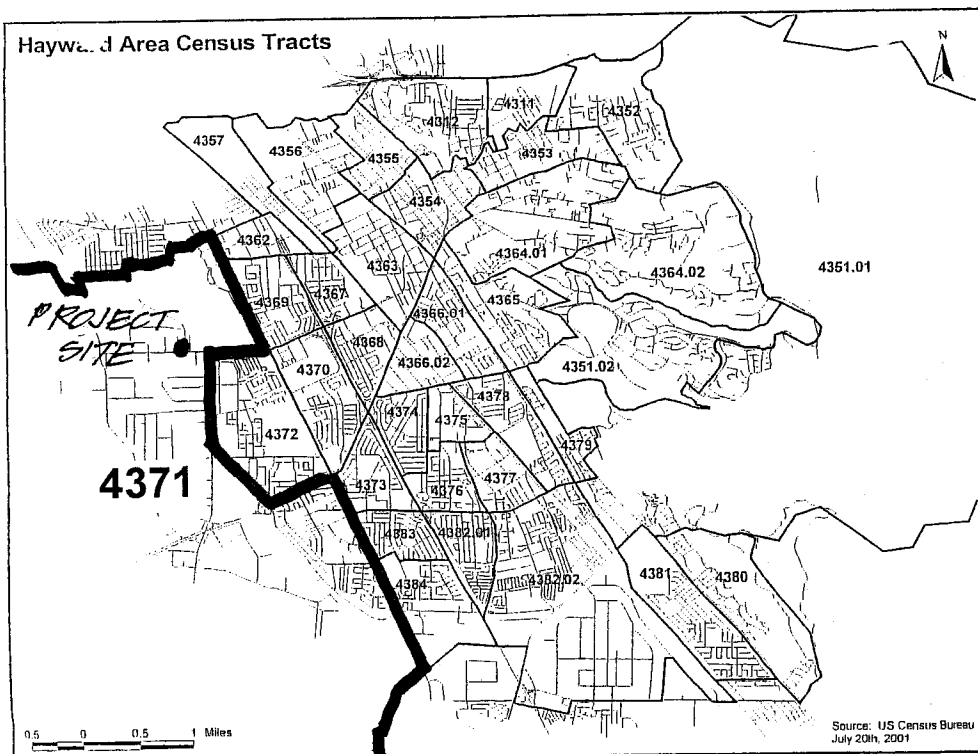
- A. There are no special circumstances applicable to the property in that there is nothing unusual about the shape or topography of the site and that the applicant has demonstrated that the restaurant can be designed to comply with the front setback and parking requirement.
- B. Strict application of the Zoning Ordinance does not deprive such property of privileges enjoyed by other properties in that no other variances have been approved for the reduction of front yard setbacks on properties in the vicinity and that the restaurant can be designed to comply with the front yard setback and parking requirement.
- C. The variance would constitute a grant of a special privilege inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is situated in that front setback variances have not be granted for other properties in the vicinity.

Parking Exception -Parking Reduction

- A. There are no special circumstances peculiar to the property in that the property does not have an unusual shape or topography.
- B. Literal interpretation of this article would not cause a hardship in that the restaurant could be redesigned to comply with the parking requirement.
- C. The granting of the exception would grant a special privilege inconsistent with the limitations on other properties in the same district as other uses have not been granted exceptions from the parking requirement.
- D. The granting of an exception will result in the parking or loading of vehicles on public streets in such a manner as to interfere with the requirements set forth in this article as nearly as is reasonably possible in that overflow restaurant parking would conflict with industrial vehicular traffic in the area.
- E. The granting of an exception will create a safety hazard or any other condition inconsistent with the purposes of this article in that this is an industrial area and West Winton Avenue is a heavily traveled thoroughfare.

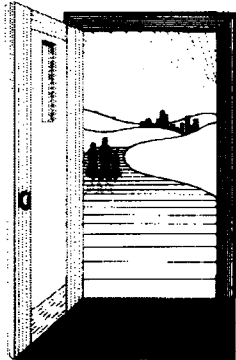
Liquor Licenses in Census Tract 4371

File Num	Geo Dist	Type	Type Status	Type Orig Iss Date	Expire Date	Census Tract	Primary Name Prem Street Address	CA	DBA Mailing Address
383915	0106 22	21	ACT	04-MAR-02	29-FEB-04	4371.	KAUR SARBJEET 1086 A ST HAYWARD	CA 94541	EDENS LIQUOR & DELI
340182	0106 22	41	ACT	08-APR-98	31-MAR-04	4371.	PICNIC PEOPLE INC THE 3522 ARDEN RD HAYWARD	CA 94545	AARDVARK DELI & CATERERING 2150 MAIN ST STE 5 RED BLUFF CA 96080
363854	0106 22	20	ACT	27-DEC-00	30-NOV-04	4371.	SIGNATURE WINE CELLARS INC 2536 BARRINGTON CT HAYWARD	CA 94545	SIGNATURE WINES
383802	0106 22	20	ACT	02-APR-02	31-MAR-04	4371.	CORTEZ ROSE MARY ARAGON 3046 BAUMBERG AVE HAYWARD	CA 94545	LITTLE STORE THE
286100	0106 22	47 58	ACT	03-AUG-93	31-JUL-04	4371.	VICENTE CATARINA SOARES 25037 CLAWITER RD HAYWARD	CA 94545	RUSSELL CITY GRILL & CATERING COMPAN
291101	0106 22	41	ACT	31-DEC-93	30-NOV-04	4371.	PATEL JANAK 20950 CORSAIR BLVD HAYWARD	CA 94545	AIRPORT DELI
237708	0106 22	47	ACT	08-JAN-90	31-AUG-04	4371.	R & T RESTAURANT CORPORATION III 1401 GOLF COURSE RD HAYWARD	CA 94541	SKYWEST BAR & GRILL 23950 MISSION BLVD HAYWARD CA 94544
265135	0106 22	41	ACT	27-NOV-91	31-DEC-03	4371.	CARROWS RESTAURANTS INC 20413 HESPERIAN BLVD HAYWARD	CA 94541	CARROWS 116 5780 FLEET ST STE 250 CARLSBAD CA 92008
333822	0106 22	41	ACT	03-MAR-98	29-FEB-04	4371.	HANFORD HOTELS LLC 20777 HESPERIAN BLVD HAYWARD	CA 94541	HANFORD HOTELS 4 CORPORATE PLAZA STE 102 NEWPORT BEACH CA 92660
30366	0106 22	63	ACT	01-APR-77	31-DEC-03	4371.	KAISER FOUNDATION HOSPITALS 27400 HESPERIAN BLVD HAYWARD	CA 94545	ACCREDITATION REGULATION & LICENSING OAKLAND CA 94612-3434
405645	0106 22	21	ACT	25-NOV-03	31-OCT-04	4371.	KHANGURA KAMALDEEP S 27445 HESPERIAN BLVD HAYWARD	CA 94545	KARAVAN LIQUORS 43967 BOSTON CT FREMONT CA 94539
342812	0106 22	41	ACT	13-JUL-98	30-JUN-04	4371.	TSE SANNA KIT 24546 INDUSTRIAL BLVD HAYWARD	CA 94545	JERRY TS HOFBRAU
390571	0106 22	70	ACT	23-DEC-02	30-NOV-04	4371.	VISHNU HOTELS LLC 25921 INDUSTRIAL BLVD HAYWARD	CA 94545	QUALITY INN & SUITES
384266	0106 22	20	ACT	21-MAR-02	29-FEB-04	4371.	SHEEM SANG KEUN 2601 OLIVER DR HAYWARD	CA 94545	FAST STOP MARKET 1790 PASEO DEL CAJON PLEASANTON CA 94566



December 30, 2003

COMMPRE



Carl T. Emura, ASLA, Associate Planner
City of Hayward, Planning Division
777 B Street
Hayward, CA 94541

**Re: Conditional Use Permit PL 2002-0098, Variance PL 2002-0099,
Robert Lavassani (Applicant/Owner)**

Dear Mr. Emura:

22652 Second Street
Hayward, CA 94541
(510) 247-8207
(510) 247-8210 fax



A program of
Horizon Services, Inc.

I am writing to express CommPre's opposition to the granting of a ABC license to sell alcohol at 1705 West Winton Ave., Hayward, 94545.

Although the area is zoned for industrial use, there are some single and multi-family dwellings that would be adversely affected by the proposed establishment. On February 21, 2002, two individuals who live in the neighborhood opposed the application due to the increase in traffic and noise the establishment would cause. These two individuals, their families and the other families in the vicinity already bear the industrial noise and traffic every day of the week. The patrons coming to and leaving the restaurant/bar/nightclub would prolong the noise and traffic into the night, especially on the weekends.

In addition, the request to reduce the parking requirements from 72 to 67 would encourage patrons to park in the nearby residential area, which would inconvenience the residents.

The proposed establishment would be located in an industrial district, which is not an environment that would support this type of business. The area is not a walking destination; it would require patrons to drive to and from the restaurant/bar/nightclub. The industrial district is an area where the City of Hayward does not encourage nightlife activities unlike the downtown. There is a lack of other commercial uses, and there is very limited public transportation access. This type of environment will likely increase the risk of driving while intoxicated.

Lastly, there is a general concern regarding the business operations. In terms of the business' hours, CommPre strongly supports the hours of operation recommended by the Hayward Police Department. A major concern is the lack of a business plan including experience in operating similar uses. We believe that without this information, the public could not foresee whether the

ATTACHMENT D

proposed establishment would be an asset to the community or bring additional problems.

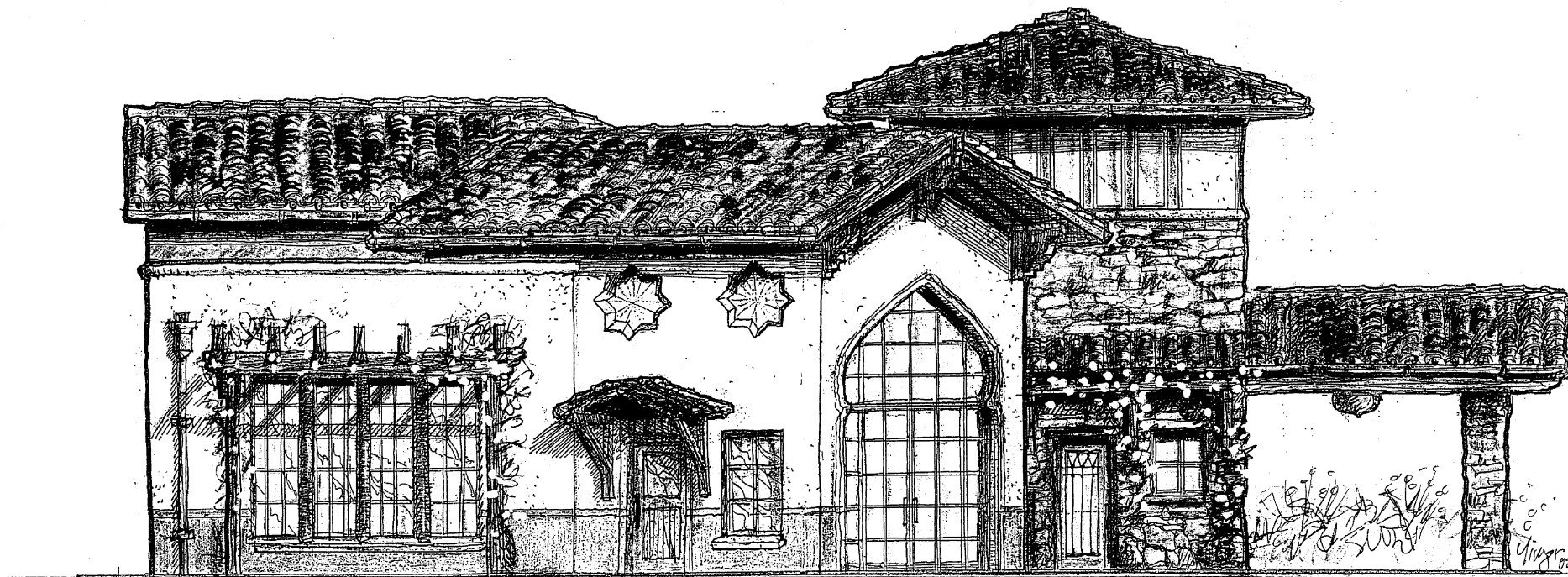
Therefore, we respectfully request that the Planning Commission deny this application.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "David Cota". The signature is fluid and cursive, with the first name "David" being more prominent than the last name "Cota".

David Cota
Prevention Specialist/Community Organizer



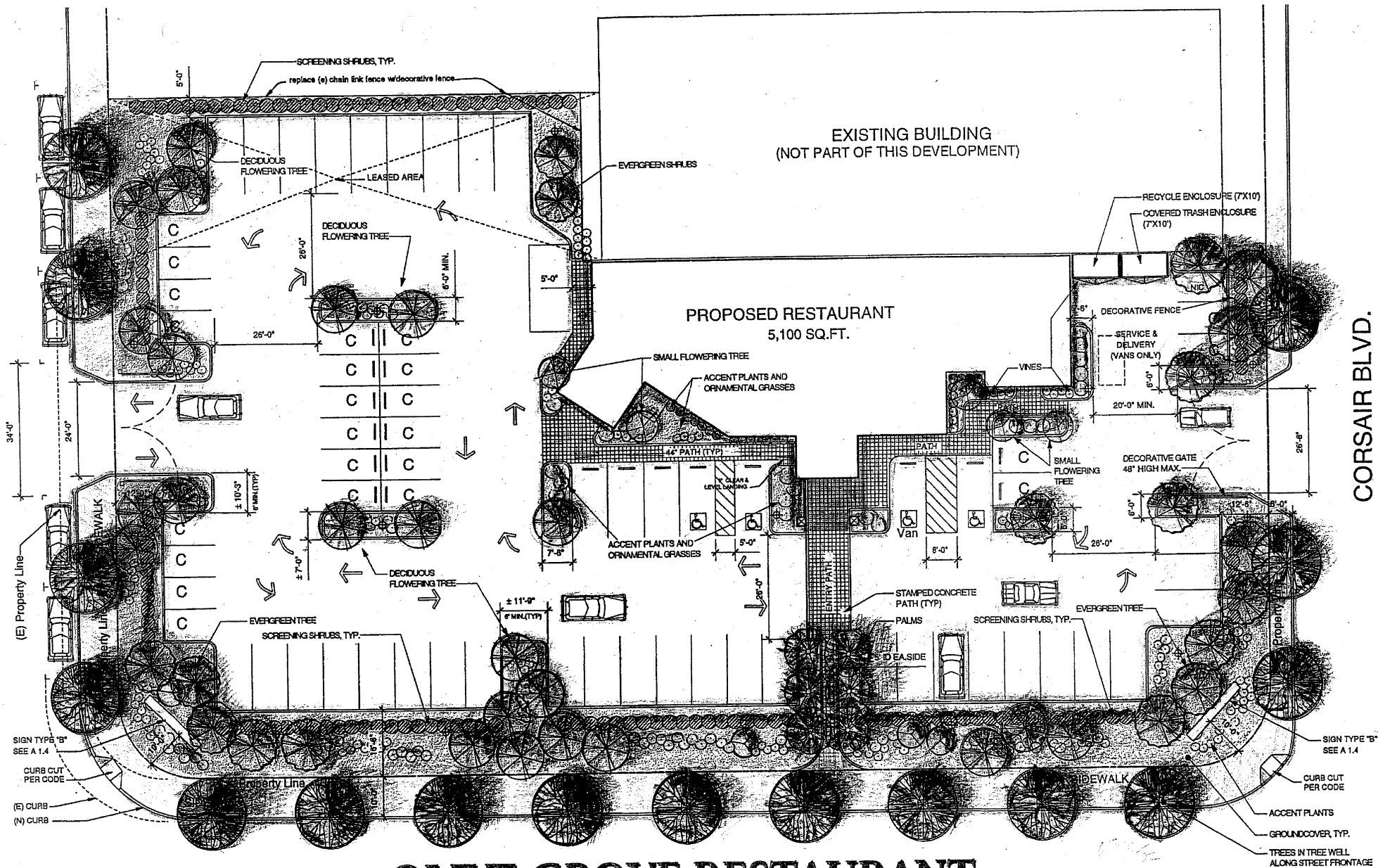
OLIVE GROVE RESTAURANT

1705 WEST WINTON AVENUE . HAYWARD

ROBERT FORSHER . ARCHITECT :: JAY ALAN YINGER . RESTAURANT PLANNING & DESIGN

PL-2002-0098/0099 UP/VAR

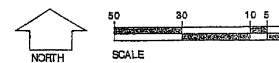
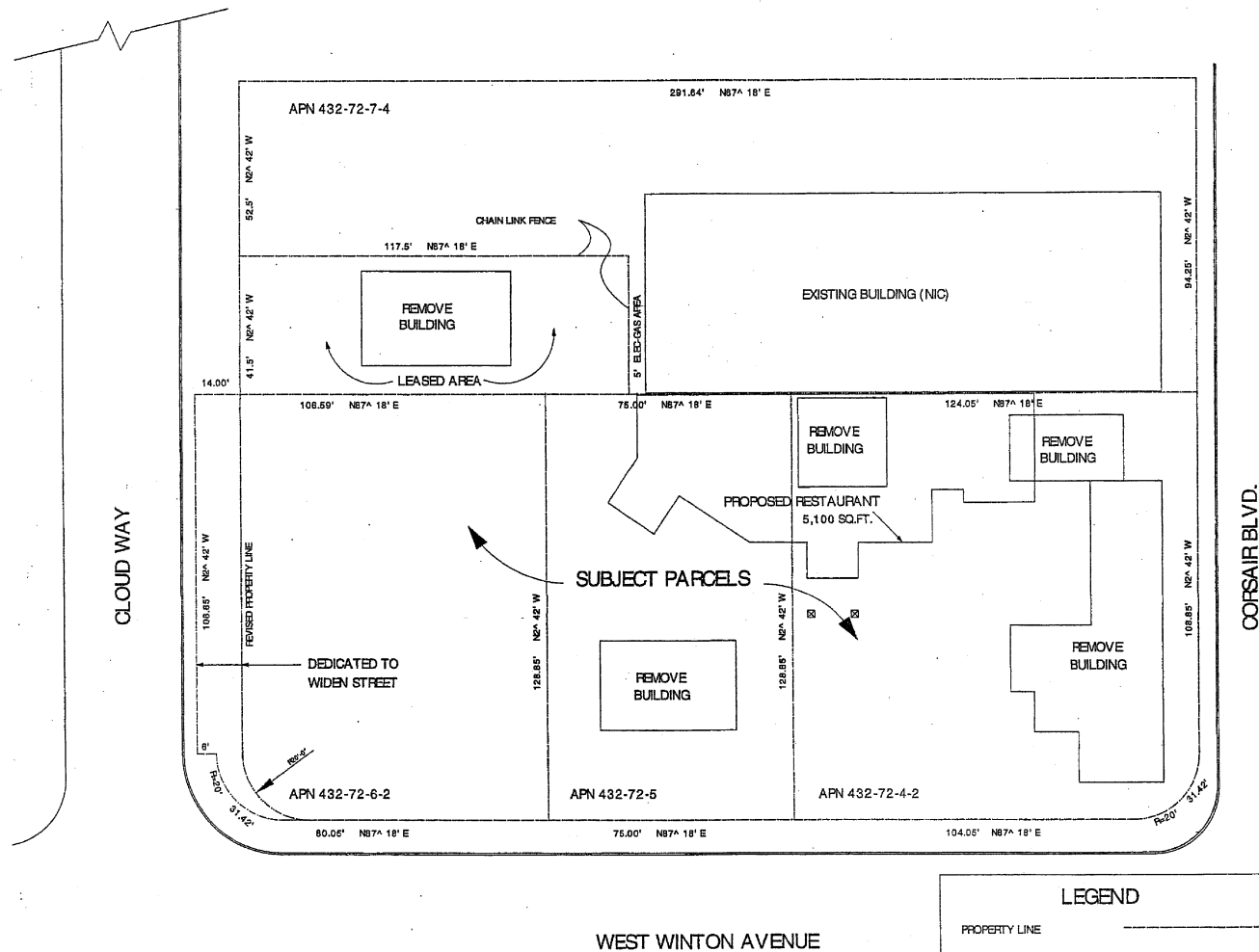
CLOUD WAY



CORSAIR BLVD.

OLIVE GROVE RESTAURANT

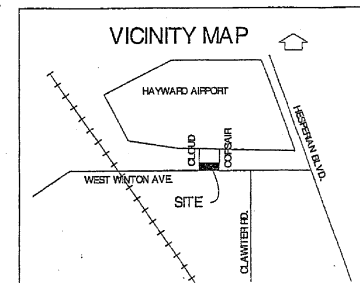
1705 WEST WINTON AVENUE . HAYWARD



REVISIONS	BY
MAY 28, 02	
JUNE 5, 02	
5/28/02	

YINGER ASSOCIATES
 JAY YINGER
 18 LUCKY DRIVE
 GREENBRAE, CA 94904
 (415) 927-9477

FORSHER + GUTHRIE
 Planning • Architecture • Development
 Ten H Street
 San Rafael, California 94901
 Tel 415.459.1445 415.459.1124 Fax



PROJECT DATA

PROJECT NAME: OASIS RESTAURANT
 ADDRESS: 1705 WEST WINTON AVENUE
 HAYWARD, CALIFORNIA
 INCLUDES PARCEL NUMBERS:
 APN 432-72-5-2, APN 432-72-5, APN 432-72-4-2
 AND APN 432-72-7-4 (LEASED PORTION ONLY)

OWNERS: ROBERT LAVASSANI
 ADDRESS: 24495 MOHR DRIVE
 HAYWARD, CA 94545

ARCHITECT: ROBERT FORSHER
 TEN H STREET
 SAN RAFAEL, CA 94901
 TEL: 415-459-1445

PROJECT MANAGER: JAY YINGER
 YINGER ASSOCIATES
 18 LUCKY DRIVE
 GREENBRAE, CA 94904
 TEL: 415-927-9477
 FAX: 415-927-2735
 E-MAIL: JYINGER@ATTB.COM

LANDSCAPE: STEVEN PETERLE, ASLA
 ARCHITECT: REGISTERED LANDSCAPE ARCHITECT #1824

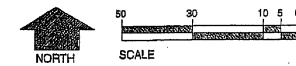
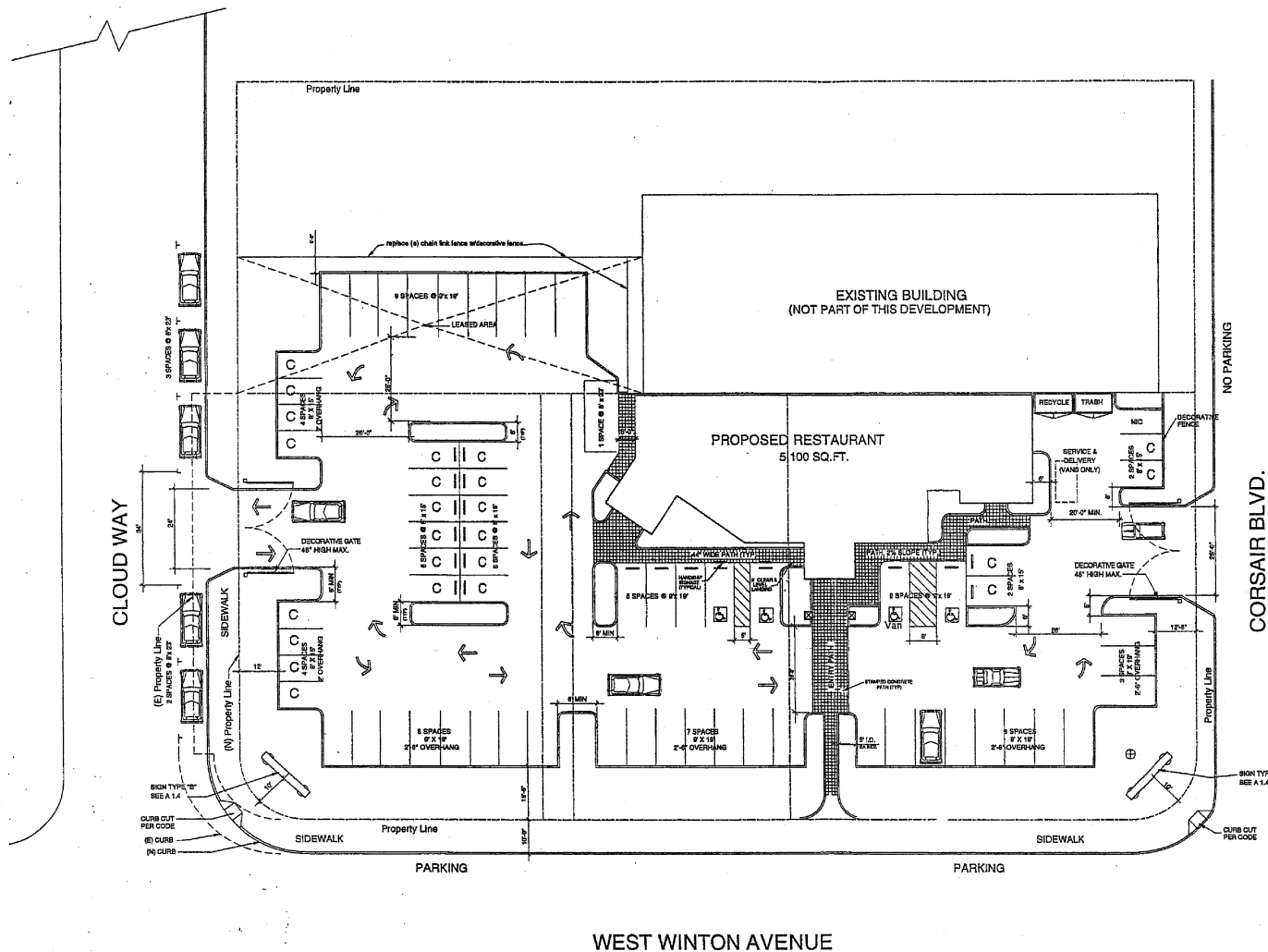
PROPOSED NEW RESTAURANT FOR
 ROBERT LAVASSANI
 WEST WINTON AVENUE, HAYWARD, CA

SCHEDULE OF DRAWINGS

- T 1.0 EXISTING SITE AND DEMOLITION PLAN
- A 1.0 SITE AND PARKING PLAN
- A 1.1 GRADING, UTILITY AND DRAINAGE PLAN
- A 1.2 CONCEPTUAL PLANTING PLAN
- A 1.3 BUILDING PLAN
- A 1.4 BUILDING ELEVATIONS AND CONCEPTUAL SIGN PLAN
- A 1.5 BUILDING ELEVATIONS

DATE: FEB 4, 02
 SCALE: 1/16"=1'-0"

T 1.0



SITE INFORMATION

- SITE AREA (INCL LEASED LAND): 44,012 SQ. FT.
- TOTAL BUILDING AREA: 5,100 SQ. FT.
- BUILDING COVERAGE: 11.9%
- DINING AREA: 2,700 SQ. FT.
NUMBER OF SEATS: 180
PARKING REQUIRED @ 1:3 60 SPACES
- OTHER AREAS: 2,400 SQ. FT.
PARKING REQUIRED @ 1:200 12 SPACES
- TOTAL PARKING PROVIDED: 72 SPACES
- TYPE OF PARKING:
• STANDARD: 44
• DISABLED: 4
• COMPACT: 24
- PERCENT OF COMPACT: 33 %

Forster + Guthrie
Landscape Architecture
1014 Street
San Rafael, California
94901
Tel (415) 459-1460 Fax (415) 459-1324

REVISIONS	BY
MAY 17, 02	
JUNE 5, 02	
SEP. 24, 02	

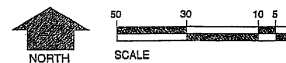
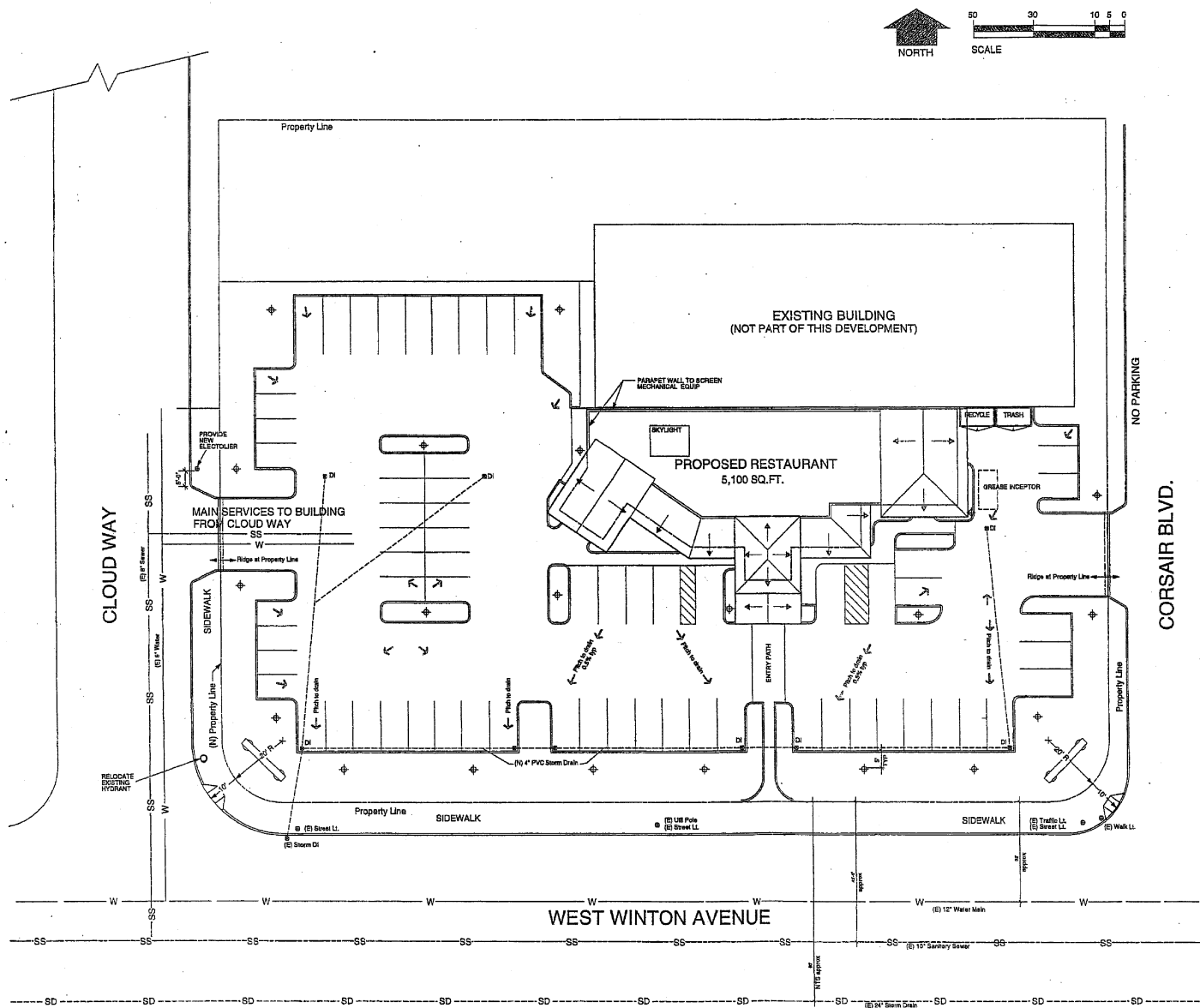
PROPOSED NEW RESTAURANT FOR
ROBERT LAVASSANI
WEST WINTON AVENUE, HAYWARD, CA

SITE & PARKING PLAN

DATE: FEB 4, 02
SCALE: 1/16" = 1'-0"
OWNER:
ARCH:
SHEET:
A 1.0

LEGEND

- PROPERTY LINE _____
- CURB AT STREET _____
- LANDSCAPE BORDER _____
- BUILDING FOOTPRINT _____



NOTES:

- SECURITY LIGHTING WILL BE LOCATED IN ALL PARKING AREAS AND WALKWAYS.
- PARKING LOT AND BUILDING PAD ELEVATIONS, INCLUDING STORM DRAIN SPOT ELEVATIONS WILL BE DETAILED IN BUILDING PERMIT SET.
- REMOVE EXISTING POLE WITH DOUBLE LIGHTS AT WEST WINTON AND REPLACE WITH STANDARD ELECTROLIER

GREASE INCEPTOR

- UFC Appendix H Methodology
- AxByCx=Dx Interceptor Size (Gallons)
 A= Number of Peak Meals per Hour Served. (150)
 B= Waste Flow Factor, Appendix H, Table H-1, UPC.
 (6 gallon flow)
 C= Retention Time for Restaurant with Dishwasher;
 Appendix H, Table H-1, UPC. (2.5 hours)
 D= Storage Factor for Fully Equipped Commercial Kitchen;
 Appendix H, Table H-1, UPC; 8 Hour Operation. (1)
- 180x6x2.5x1= 2700 Gallons

LEGEND

- PROPERTY LINE _____
- CURB AT STREET _____
- LANDSCAPE BORDER _____
- BUILDING OUTLINE _____
- EXISTING PVC WATER MAIN _____ W _____
- EXISTING VCP SANITARY SEWER MAIN _____ SS _____
- EXISTING RCP STORM DRAIN _____ SD _____
- EXISTING FIRE HYDRANT ○
- PROPOSED DRAIN GRATE LOCATION. ☒
- PROPOSED 4" PVC DRAIN PIPE _____
- PROPOSED PARKING LOT LIGHT FIXTURES ◆



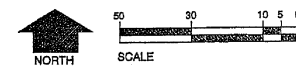
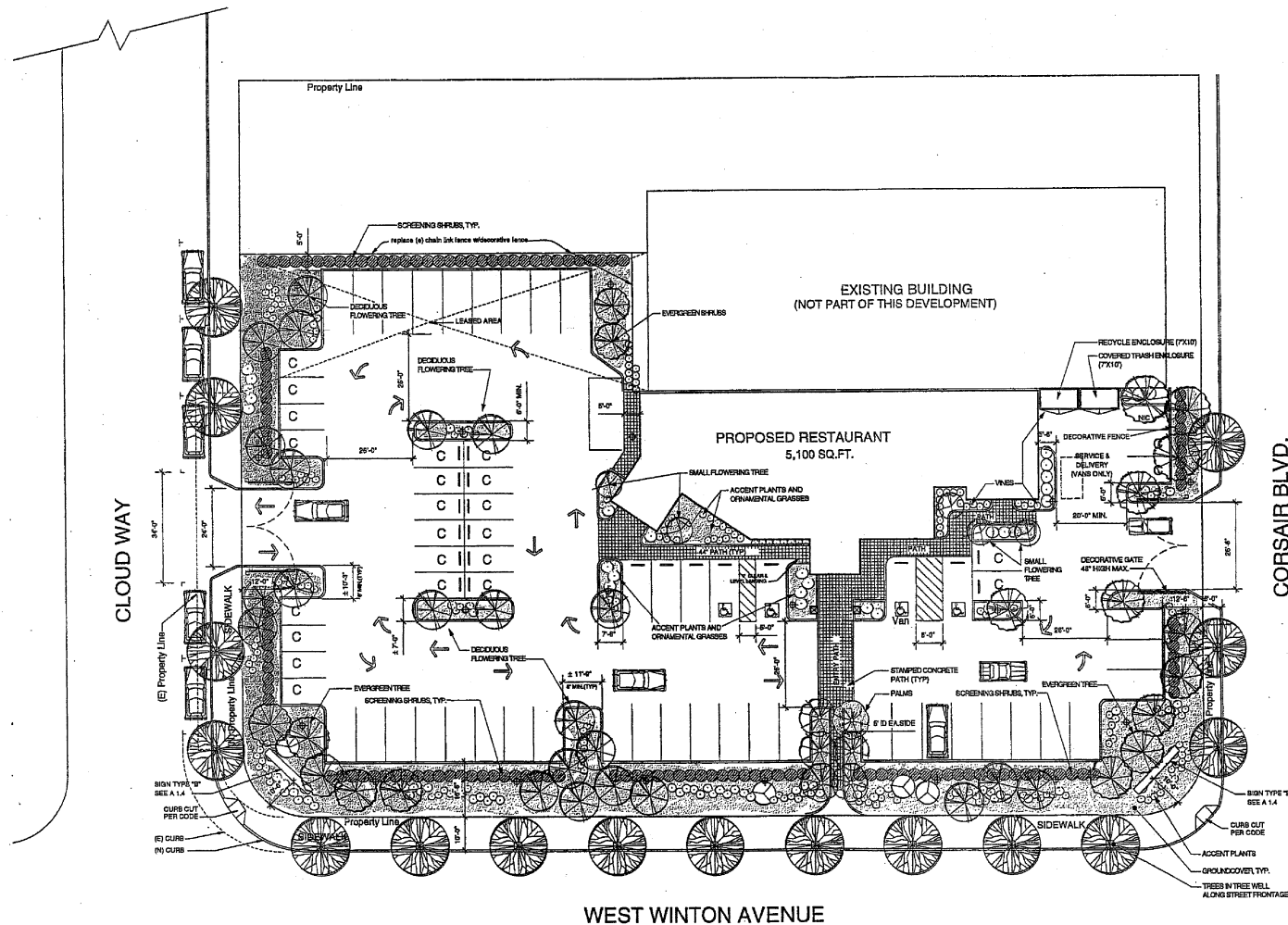
REVISIONS	BY
MAY 17, 02	
JUNE 5, 02	
SEP. 24, 02	

PROPOSED NEW RESTAURANT FOR
ROBERT LAVASSANI
 WEST WINTON AVENUE, HAYWARD, CA

GRADING, UTILITY AND
 DRAINAGE PLAN

DATE: FEB 4, 02
 SCALE: 1/16"=1'-0"
 SHEET: **A1.1**

YINGER ASSOCIATES
 Planning + Architecture + Development
 1111 Market Street, Suite 100
 San Francisco, CA 94102
 Tel: (415) 435-1460 Fax: (415) 435-1234



- ### LANDSCAPE NOTES
1. Detailed landscaping and irrigation plan to be submitted for review and approval with plans for building permit.
 2. Soil enrichment plan to be submitted for approval as part of building permit plans.
 3. All street trees to be double-staked per City of Hayward standards.
 4. All landscaping to be installed prior to occupancy.
 5. All city tree preservation standards shall be followed as outlined in the detailed Landscaping Plan.
 6. All plants listed below are representative of the type and style of plants recommended for use at this restaurant on West Winton Avenue in Hayward. Not all plants may be used or similar plants may be substituted, depending on design criteria. All plants shall be 100% well using.

- ### LEGEND
- Property Line
 - Curb at Street
 - Landscape Border
 - Building Footprint

PLANT LIST

1705 West Winton, Hayward
by: Stephen Peltier ASLA • Registered Landscape Architect #1824

Palm:	Other Palm:
<i>Phoenix canariensis</i>	Canary Island Date Palm
Evergreen Tree:	
<i>Olea europaea 'Suntan'</i>	Prostrate Olive
<i>Schinus molle</i>	California Pepper
Flowering Deciduous Tree:	
<i>Rubus arcticus 'Purple Robe'</i>	Purple Robe Locust
Small Flowering Tree:	
<i>Cercis canadensis</i>	Western Redbud
<i>Lagerströmia 'Carmichael'</i>	Cape Myrtle
Screening Shrubs:	
<i>Elaeagnus argentea</i>	Silverberry
<i>Xylocarpus gowanus</i>	Shiny Xycarpus
Evergreen Shrubs:	
<i>Arctostaphylos</i>	Strawberry Tree
Accent Plants:	
<i>Arctostaphylos</i>	Pinkish Yarrow
<i>Diuris elaeagnifolia</i>	Yellow Forsythia Lily
<i>Hamamelis 'Salem'</i>	Dwarf Daylily
<i>Lantana montevidensis</i>	Lantana
<i>Lawsonia alba</i>	English Lavender
<i>Platanus texensis 'Majesty'</i>	New Zealand Flax
Ornamental Grasses:	
<i>Festuca glauca</i>	Blue Fescue
<i>Panicum capillare 'Hemlock'</i>	Dwarf Fountain Grass
Vines:	
<i>Bougainvillea speciosa</i>	Bougainvillea
<i>Passiflora foetida</i>	Passion Vine
Groundcover:	
<i>Arctostaphylos 'Emerald Carpet'</i>	Emerald Carpet Monarda
<i>Citrus aurantium</i>	Sagebrush Rockrose
<i>Juniperus chinensis</i>	Prostrate Juniper



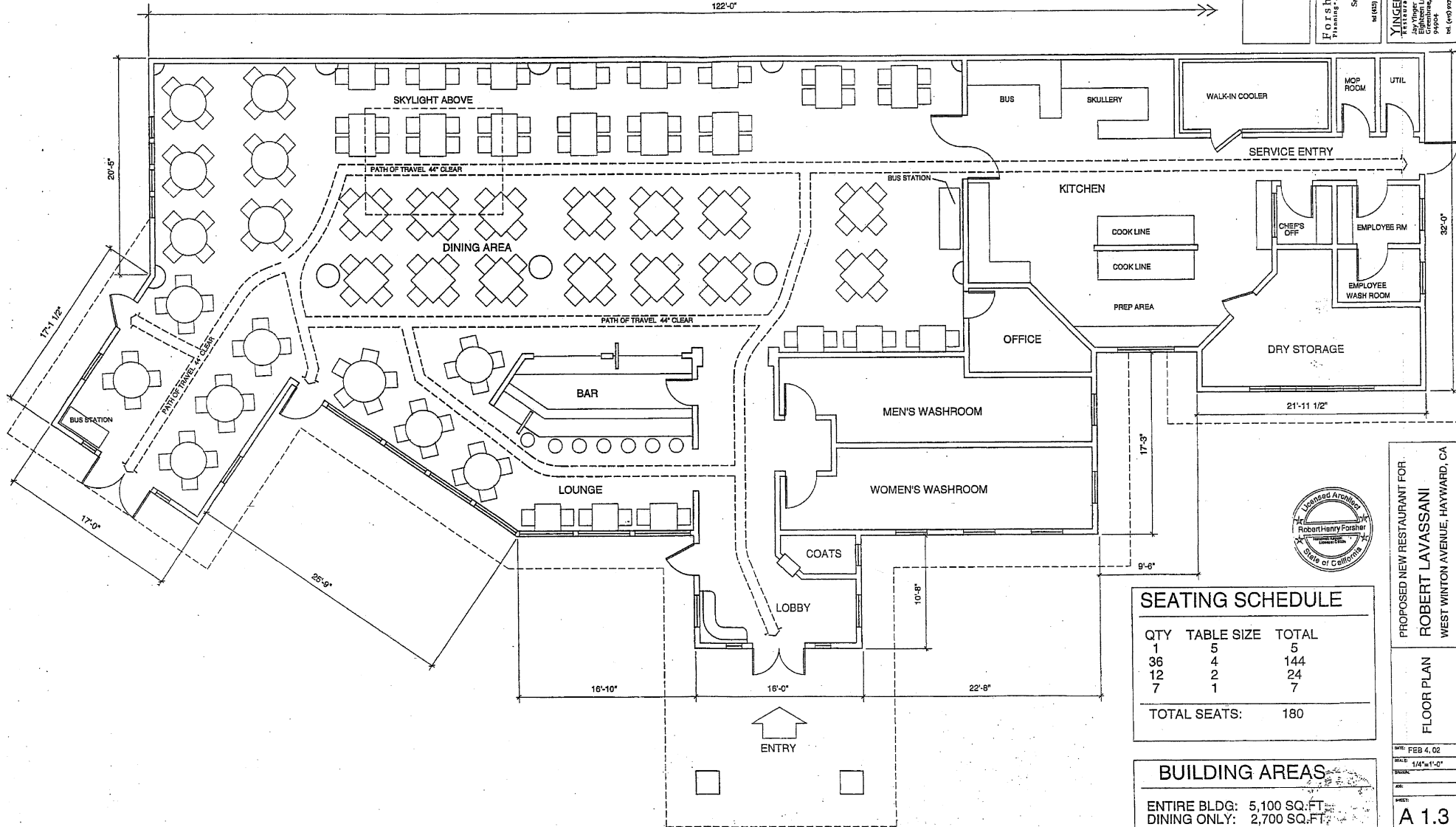
Forster + Guthrie
Landscape Architecture
San Rafael, California
94901
Tel: (415) 455-1465 Fax: (415) 455-1124

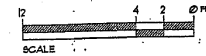
REVISIONS	BY
MAY 22, 02	
JUNE 5, 02	
SEP 24, 02	

PROPOSED NEW RESTAURANT FOR
ROBERT LAVASSANI
WEST WINTON AVENUE, HAYWARD, CA

CONCEPTUAL PLANTING
PLAN

DATE: FEB 4, 02
SCALE: 1/16"=1'-0"
SHEET: HAY
A 1.2

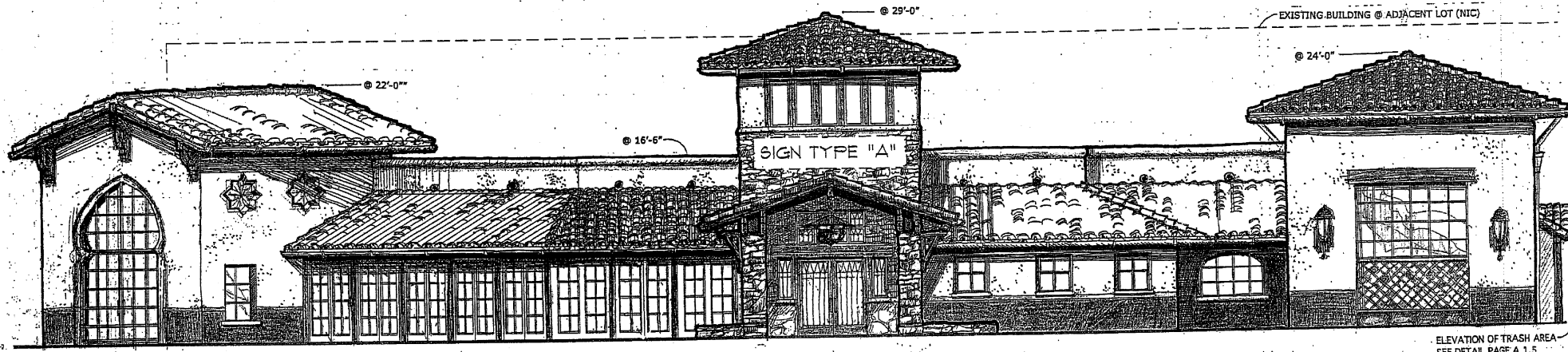




REVISIONS BY
MAY 20, 02
JUNE 5, 02
SEP. 24, 02

Försher + Guthrie
 Planning + Architecture + Development
 94001
 San Rafael, California
 Tel: (415) 459-2460 Fax: (415) 459-3124

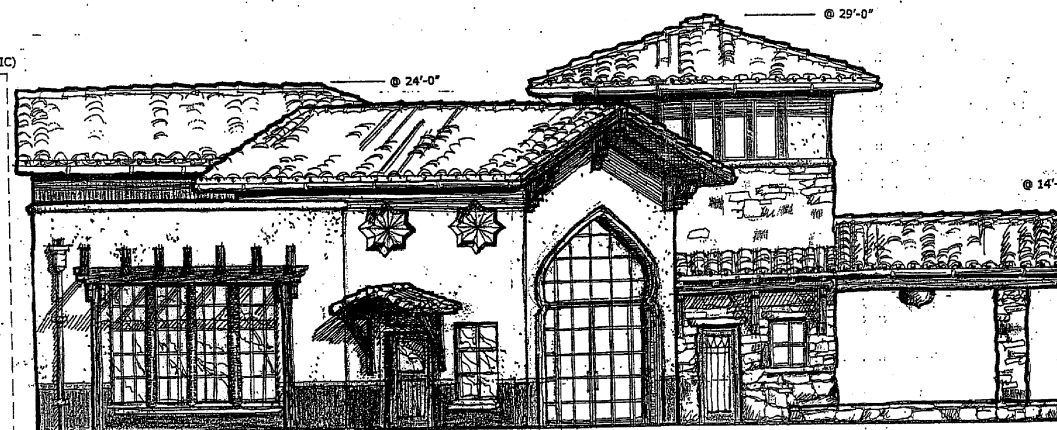
YINGER ASSOCIATES
 Restaurant Design + Planning
 8150 Wilshire Blvd.
 Suite 100
 Beverly Hills, California 90211
 Tel: (310) 977-9727



ELEVATION OF TRASH AREA
 SEE DETAIL PAGE A 1.5

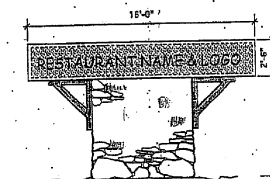
SOUTH ELEVATION

EXISTING BUILDING @ ADJACENT LOT (NIC)



WEST ELEVATION

SIGN TYPE "B"



SIGN TYPE "A"
 ONE ILLUMINATED BUILDING SIGN, 32 SQUARE FEET

SIGN TYPE "B"
 TWO ILLUMINATED MOUNTED SIGN, 40 SQUARE FEET EACH
 MOUNTED ON ARCHITECTURAL ELEMENT

TOTAL BUILDING FRONTAGE: 132 FEET
 TOTAL ALLOWABLE SIGNAGE: 132 SQ.FT.

NOTE:
 ILLUMINATED SIGNS SHALL BE IN ACCORDANCE WITH SECTION 10-7.308

CONCEPTUAL SIGN PROGRAM



PROPOSED NEW RESTAURANT FOR
ROBERT LAVASSANI
 WEST WINTON AVENUE, HATTAARD, CA

**ELEVATIONS
 SIGN PROGRAM**

DWG: FEB 4, 02
 SCALE: 1/4" = 1' - 0"

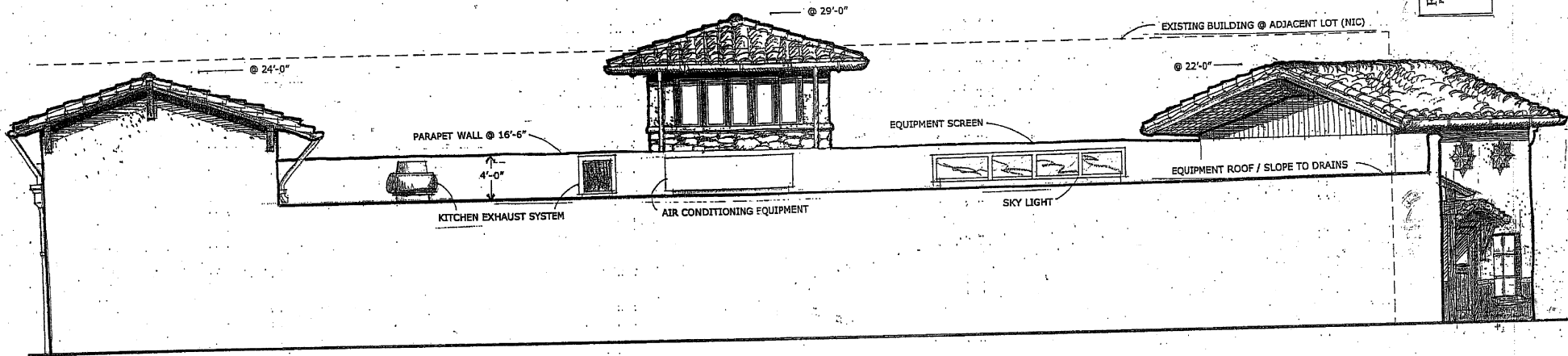
DATE: 1.4



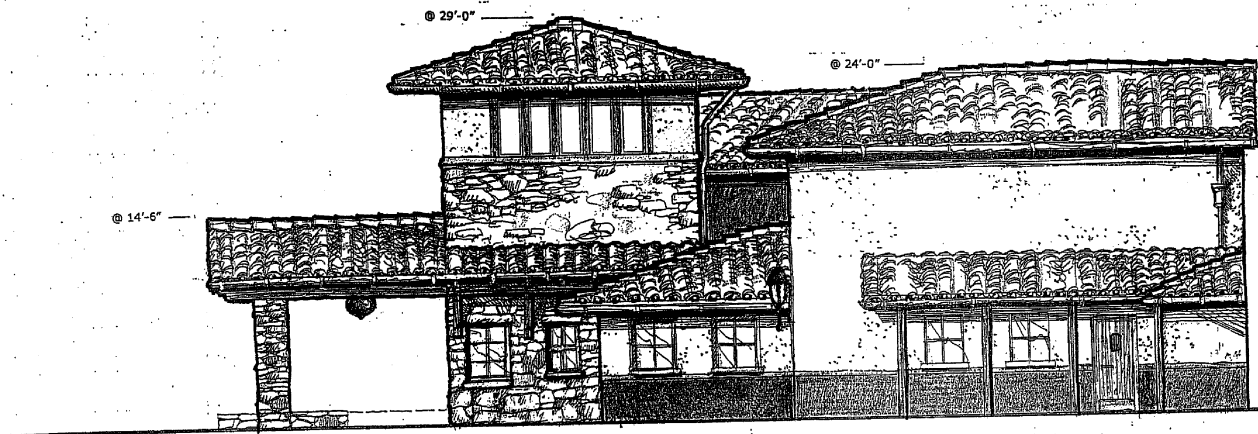
REVISIONS	BY
MAY 28, 02	
JUNE 5, 02	
SEP 24, 02	

Forscher + Guthrie
 Planning + Architecture
 108 Street
 San Rafael, California
 94901
 Tel: (415) 499-1445 Fax: (415) 499-1224

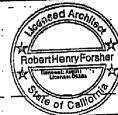
YINGER ASSOCIATES
 Planning + Planning
 317 Yinger
 Englewood, California
 94404
 Tel: (415) 922-9477



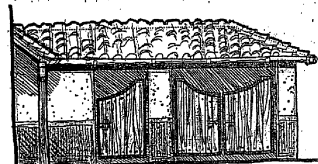
NORTH ELEVATION



EAST ELEVATION



EXTERIOR FINISH SCHEDULE	
ROOF	CLAY TILES RUST RED TONES
WALLS	STUCCO & STONE CREAM, TAN & BROWN
WINDOW SASH	METAL CLAD SAGE GREEN
DOORS	RECYCLED LUMBER NATURAL FINISH
BEAMS & TRIM	RECYCLED LUMBER NATURAL FINISH
PATHWAYS	STAMPED CONCRETE
LIGHT FIXTURES	WROUGHT IRON BLACK BRONZE ALUMINUM

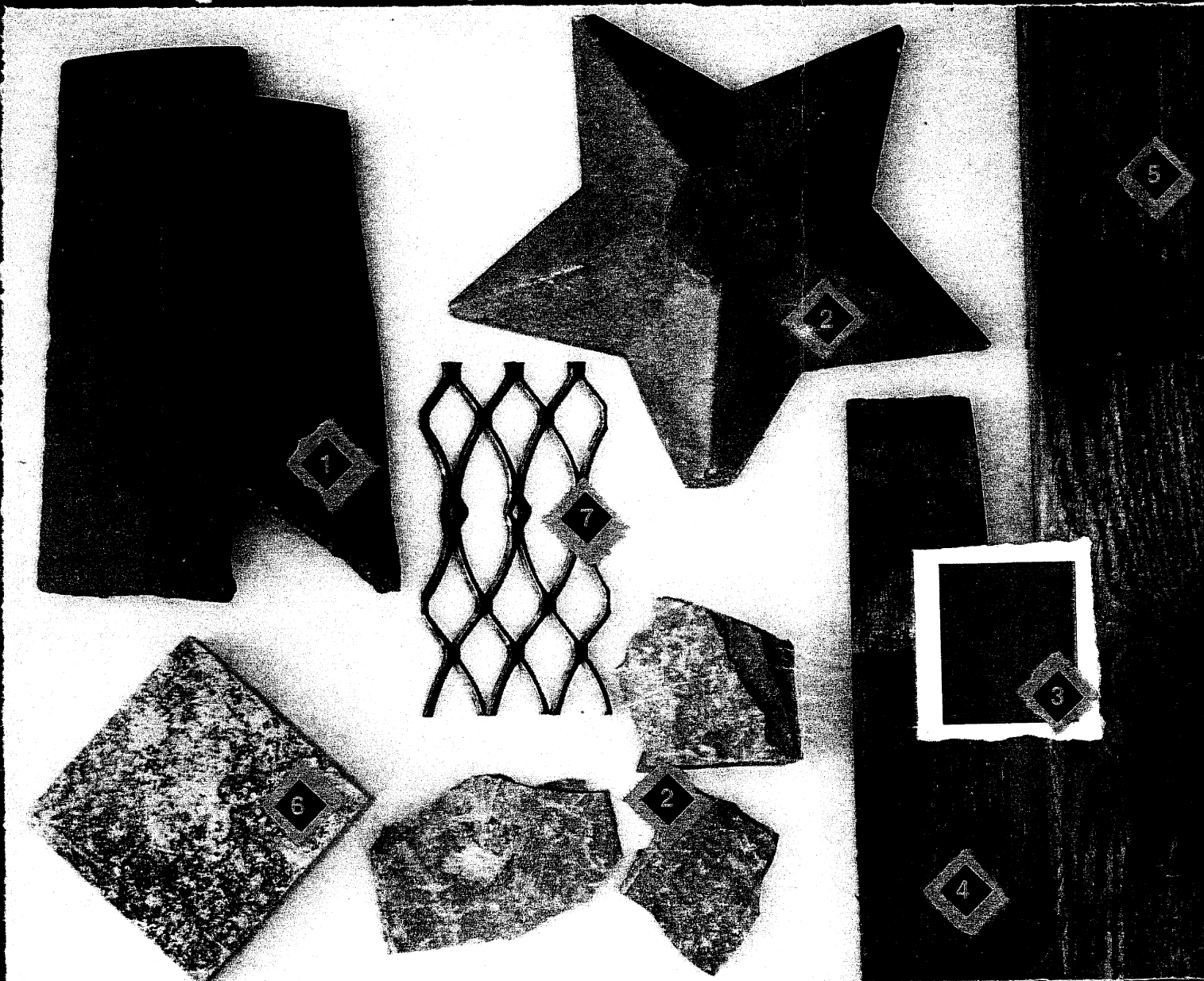


DETAIL ELEVATION, RECYCLE & TRASH ENCLOSURE

PROPOSED NEW RESTAURANT FOR
ROBERT LAVASSANI
 WEST WINTON AVENUE, HAYWARD, CA

ELEVATIONS

DATE: FEB 4, 02
 SCALE: 1/4" = 1'-0"
 SHEET: 15
 OF: 15



EXTERIOR FINISH SCHEDULE

1. ROOF	CLAY TILE RUST RED TONES
2. WALLS	STUCCO & STONE CREAM, TAN & BROWN
3. WINDOW/SASH	METAL GLAZ SAGE GREEN
4. DOORS	RECYCLED LUMBER NATURAL FINISH
5. BEAMS & TRIM	RECYCLED LUMBER NATURAL FINISH
6. PATHWAYS	STAMPED CONCRETE
7. LIGHT FIXTURES	WROUGHT IRON BLACK BRONZE ALUMINUM

PROPOSED
NEW RESTAURANT FOR

ROBERT LAVASSANI

WEST WINTON AVENUE,
HAYWARD, CA

DATE: 8/27/02


VINGER ASSOCIATES
 Architects/Artisans
 Interior Designers
 Jay Alon Vinger
 Eighteen Lucky Drive
 Oceanside, CA 92054
 jvinger@attbi.com
 Tel: 415.927.9477
 Fax: 415.927.2735